

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED NORTH OF PAUL EELLS DRIVE, EAST OF FOUNTAIN BLEAU APARTMENTS AND WEST OF COUNTRY CLUB OF ARKANSAS PHASE 25-C IN THE CITY OF NORTH LITTLE ROCK, ARKANSAS, FROM R4 TO R5 ZONING CLASSIFICATION, BY AMENDING ORDINANCE NO. 9263; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.**

WHEREAS, application was duly made by Eric Holloway of Holloway Engineering, 200 Casey Drive, Maumelle, Arkansas 72113, seeking a rezone of the herein described land to allow for the construction of townhomes located north of Paul Eells Drive, east of Fountain Bleau Apartments and west of Country Club of Arkansas Phase 25-C, which application was duly considered and approved (8 affirmative votes; 1 absent) by the North Little Rock Planning Commission at a regular meeting thereof held on July 9, 2024.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That Ordinance No. 9263 of the City of North Little Rock, Arkansas (“the Zoning Ordinance”) is hereby amended by changing the classification of certain land from R4 to R5 zoning, said property being located in the City of North Little Rock, Pulaski County, Arkansas and more particularly described as:

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 13 WEST, IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PHASE 25C, COUNTRY CLUB OF ARKANSAS, RECORDED AS INSTRUMENT #2023052872, RECORDS OF PULASKI COUNTY, ARKANSAS; THENCE ALONG THE WEST LINE OF SAID PHASE 25C AND THE EAST LINE OF SAID SECTION 3, SOUTH 01 DEGREES 28 MINUTES 07 SECONDS WEST 172.93 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID 25C AND THE EAST LINE OF SAID SECTION 3, SOUTH 01 DEGREES 28 MINUTES 07 SECONDS WEST 625.06 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PAUL EELLS DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING CALLS: THENCE NORTH 88 DEGREES 57 MINUTES 03 SECONDS WEST 228.66 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 560.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 76 DEGREES 16 MINUTES 32 SECONDS WEST 245.76 FEET; THENCE NORTH 63 DEGREES 36 MINUTES 01 SECONDS WEST 213.75

FEET' THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 640.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 64 DEGREES 03 MINUTES 15 SECONDS WEST 10.14 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE NORTH 46 DEGREES 45 MINUTES 09 SECONDS EAST 89.90 FEET; THENCE NORTH 41 DEGREES 52 MINUTES 21 SECONDS WEST 66.53 FEET; THENCE NORTH 01 DEGREES 52 MINUTES 44 SECONDS EAST 63.13 FEET; THENCE NORTH 72 DEGREES 48 MINUTES 18 SECONDS EAST 40.17 FEET; THENCE SOUTH 88 DEGREES 26 MINUTES 52 SECONDS EAST 36.14 FEET; THENCE NORTH 01 DEGREES 20 MINUTES 38 SECONDS EAST 299.33 FEET; THENCE SOUTH 87 DEGREES 52 MINUTES 32 SECONDS EAST 579.90 FEET TO THE POINT OF BEGINNING CONTAINING 8.399 ACRES MORE OR LESS.. (See maps collectively attached hereto as Exhibit A)

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3: That the provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 4: It is hereby found and determined that the rezoning of the above-described land as provided for herein is immediately necessary in order to insure the proper and orderly growth of this land and of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare; THEREFORE, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

\_\_\_\_\_

\_\_\_\_\_

Mayor Terry C. Hartwick

SPONSOR:

ATTEST:

Steve Baxter  
Council Member Steve Baxter *zaf*

\_\_\_\_\_

Diane Whitbey, City Clerk

Ron Harris  
Council Member Ron Harris *zaf*

APPROVED AS TO FORM:

Amy Beckman Fields  
Amy Beckman Fields, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/kt

FILED	<u>11:00</u>	A.M.	_____	P.M.
By	<u>A. Fields</u>			
DATE	<u>7-16-24</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>S. Ussey</u>			

# Rezone Case #2024-16

EXHIBIT

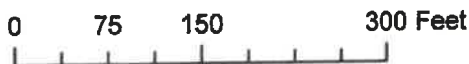
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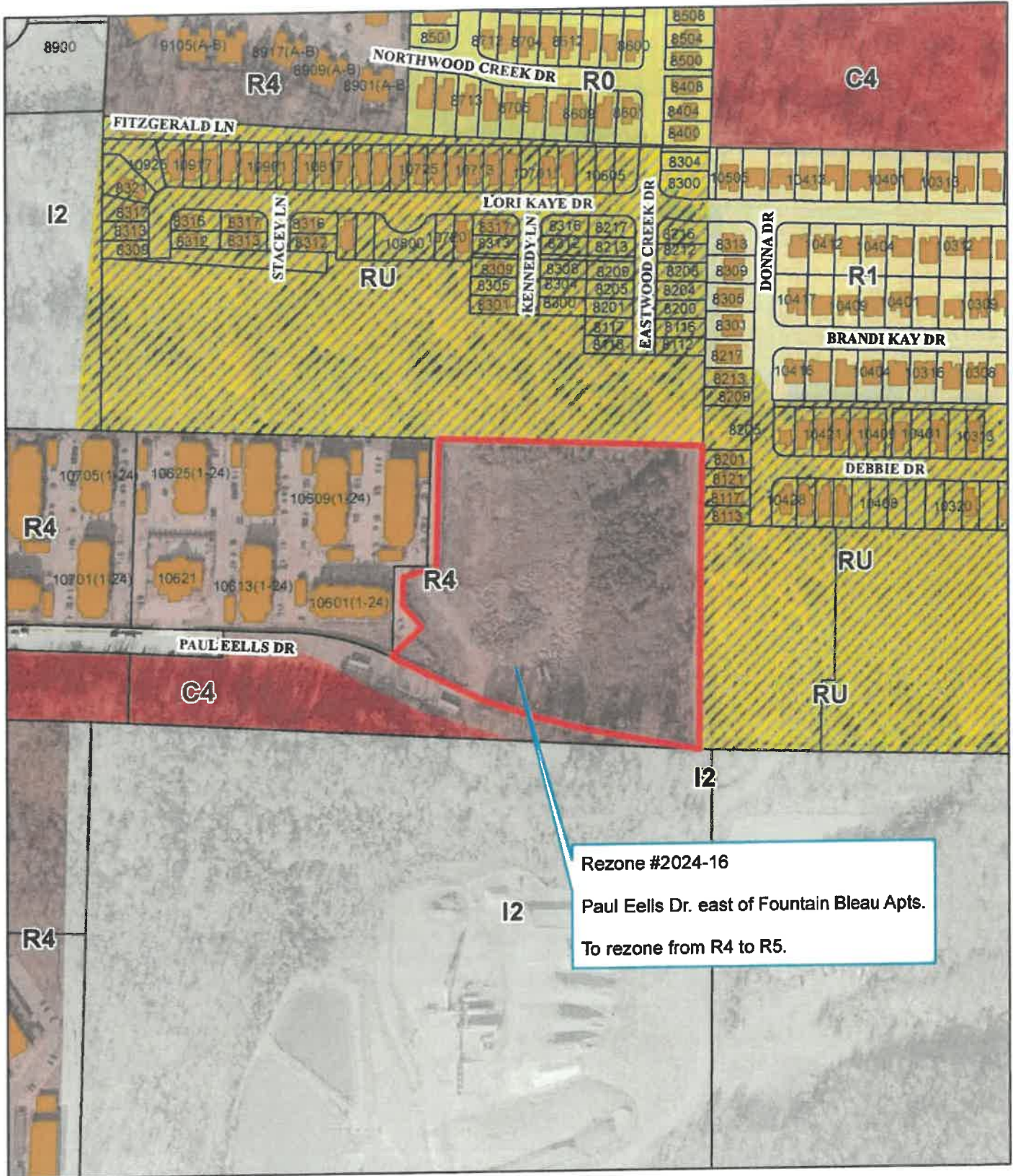
Ortho Map

1 inch = 150 feet

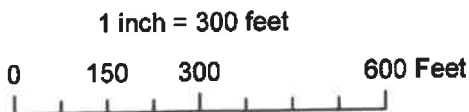


Date: 6/25/2024

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Zoning Map



Date: 6/25/2024

